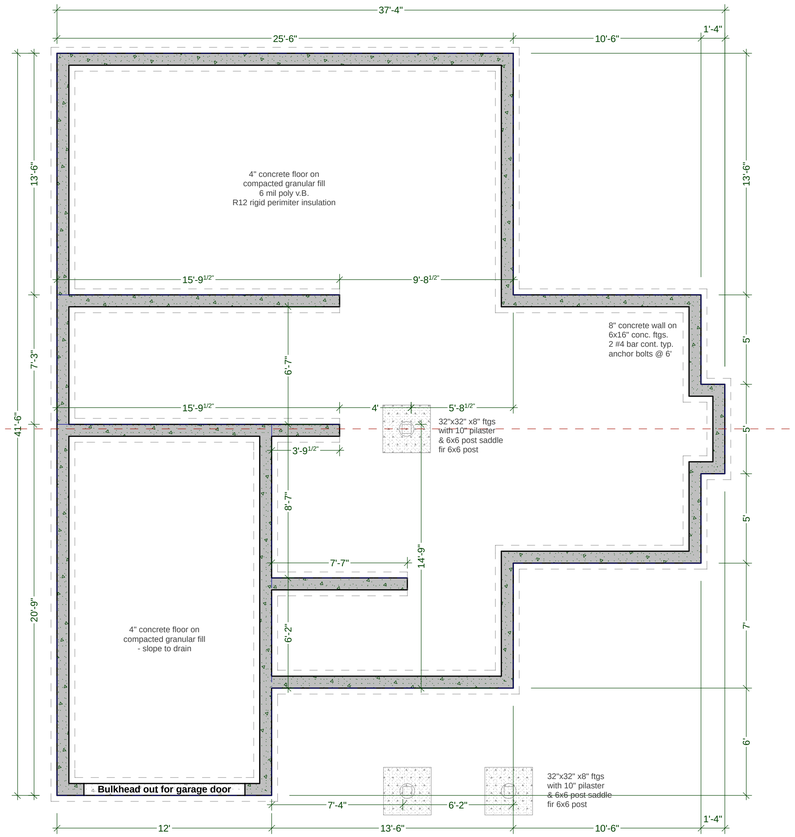
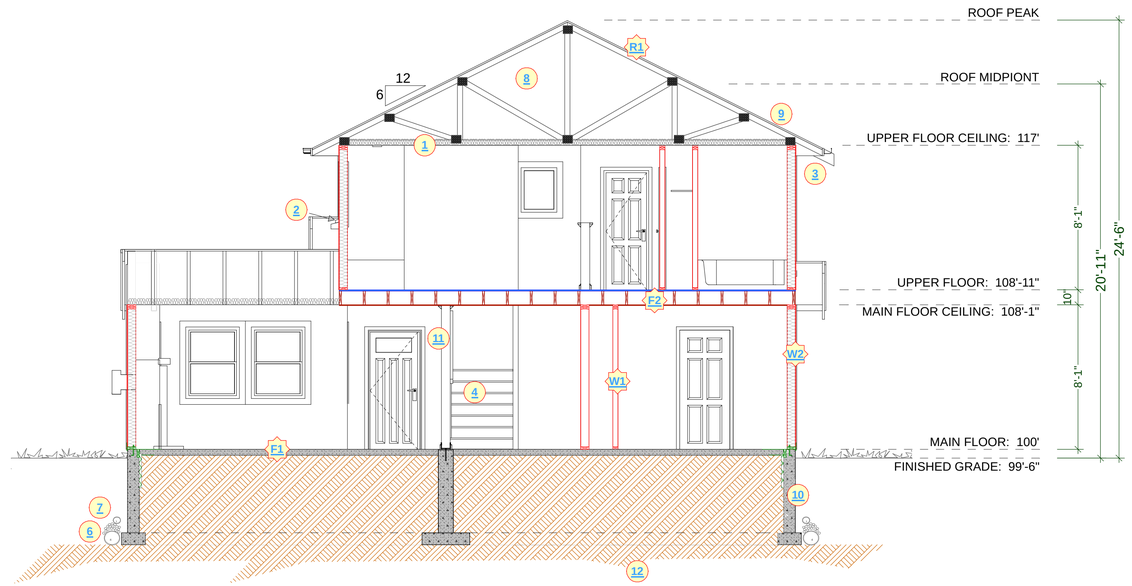


FOUNDATION PLAN (ON SLAB)

SCALE: 1/4" = 1' - 0"



CROSS SECTION A-1

SCALE: 1/4" = 1' - 0"

CONSTRUCTION NOTES:

1. R40 insulation , 6 mil poly V.B. 1/2" Ceiling Board
2. caulk over and around all exterior openings
3. Continuous Aluminum Gutters and Soffits- 18" Roof overhangs as per plans
4. STAIRS: Continuous handrails 7 5/8" rise , 10" tred , 1" nosing
5. 42" Non climable Continuous Handrails (NOT SHOWN)
6. 4" draintile with 6" rock over
7. Provide drains to perimiter system
8. Provide roof vents vent 1 /300
9. eave protection to 12" beyond heated wall
10. 8" concrete wall on 6"x16" conc.ftgs - 2#4 bar cont.-R12 ridgid insulation - 2 coats damproffing
11. 6x6 post saddle on 8" pilaster 2'6x2'6 conc. footing
12. Undisturbed non-organic soil

CONSTRUCTION ASSEMBLIES:

- F1 — 4" concrete floor on 6 mil poly V.B. - R12 ridgid perimiter insulation , compacted granular fill
- F2 — 2x10 Floor Joist 16" O.C. typ. Nail and Glue 3/4" T&G plywood X bridging @ 6' O.C. typ.
- R1 — Fibreglass Laminated Shingles, building paper, 7/16" O.S.B. (or 1/2" plywood) , Engineered Trusses designer by supplier @ 24" O.C. typ.
- W1 — 2x4 framing 16" O.C. typ. 1/2" drywall finish througout
- W2 — Exterior Finish, 3/4" air space, Preasure treated strapping, 2 layers 30 min building paper, 1/2" sheathing, 2x6 studs at 16" O.C., R-20 Batt insulation, 6 MIL Poly V.B., 1/2" Drywall. (See elevations)

GENERAL NOTES

ALL MATERIALS AND CONSTRUCTION METHODS TO CONFORM TO THE CURRENT EDITION OF THE BRITISH COLUMBIA BUILDING CODE AS WELL AS ANY LOCAL BUILDING CODES OR BYLAWS WHICH MAY TAKE PRECEDENCE.

ALL MEASUREMENTS MUST BE VERIFIED ON SITE BY BUILDER PRIOR TO CONSTRUCTION, AND ANY DISCREPENCIES REPORTED TO THE DESIGNER.

DIMENSIONS SHALL TAKE PRECEDENCE OVER SCALE

-Smoke detectors shall be provided on every floor
-framing lumber shall be graded #2 or better unless noted otherwise.

SITE PLAN

ALL LAYOUTS SHOULD BE CONFIRMED BY A REGISTERED B.C. LAND SURVEYOR.

ALL SETBACKS SHALL BE CONFIRMED BY THE OWNER/BUILDER.

ALL GRADE ELEVATIONS ARE THE RESPONSIBILITY OF THE OWNER/BUILDER AND ANY MOFICATIONS ARE TO BE MADE ON SITE.

CONFORMITY OF THESE PLANS TO THE ACTUAL SITE IS THE RESPONSIBILITY OF THE OWNER/BUILDER.

CONCRETE AND FOUNDATIONS

ALL CONCRETE FOOTINGS TO HAVE SOLID BEARING ON COMPACTED, UNDISTURBED INORGANIC SOIL TO A SUITABLE DEPTH BELOW FROST PENETRATION. IF SOFTER CONDITIONS APPLY, THE SOLID BEARING CAPACITY AND SIZE OF FOOTINGS ARE TO BE DESIGNED BY A QUALIFIED ENGINEER.

GARAGE & CARPORT FLOORS AND EXTERIOR STEPS SHALL NOT BE LESS THAN 32 MPA

FOUNDATION CONCRETE SHALL HAVE MIN. COMPRESSIVE STRENGTH OF 2900 psi (20MPa) AT 28 DAYS, MIXED, PLACED AND TESTED IN ACCORDANCE WITH CAN3-A438.

ALL WALLS ARE 8" CONCRETE UNLESS OTHERWISE NOTED.
ALL GRADES ARE ESTIMATED ONLY AND SHALL BE ADJUSTED ON SITE.
ALL WOOD IN CONTACT WITH CONCRETE SHALL BE TREATED OR SEPARATED BY A MOISTURE RESISTANT GASKET MATERIAL.

LUMBER FRAMING AND BEAMS

BUILDING FRAMES TO BE ANCHORED TO FOUNDATION BY FASTENING SILL PLATE TO FOUNDATION WITH NOT LESS THAN 12.7mm DIAM ANCHOR BOLTS AT NOT MORE THAN 2.4M O.C.

ALL ENGINEERED BEAMS TO BE SIZED BY SUPPLIER.

ALL SPANS SHALL CONFORM TO THE TABLES SET OUT IN "THE SPAN BOOK" AND THE NATIONAL BUILDING CODE OF CANADA AND VERIFICATIONS OF ALL SPANS IS THE RESPONSIBILITY OF THE OWNER/BUILDER.

TRUSSES

TRUSSES AND LAYOUT ARE TO BE ENGINEERED AND INSTALLED ACCORDING TO MANUFACTURER'S SPECIFICATIONS, INCLUDING ALL BRACING.

ROOFING

ALL ROOFING SHALL BE APPLIED TO MANUFACTURER'S SPECIFICATION AND SHALL INCLUDE EAVE PROTECTION FROM ICE DAMS AND SNOW BUILD UP.

PLUMBING & ELECTRICAL

ANY ELECTRICAL SHOWN ON PLANS IS TO SERVE AS A GUIDE ONLY AND MUST BE INSTALLED BY A QUALIFIED PERSONNAL.

FLASHING

ALL EXPOSED OPENINGS SHALL BE PROVIDED WITH ADEQUATE FLASHING.

ALL ROOFING SHALL INCORPORATE STEP FLASHING.

ALL PENTRATIONS THROUGH ROOF SHALL INCLUDE APPROPRIATE FLASHING.

DOORS - ROUGH OPENING SIZES

FRAME OPENING 1 1/4" WIDER THAN DOOR

FRAME HEIGHT 83" FOR EXTERIOR DOORS AND 82.5" FOR INTERIOR DOORS.

FRAME OPENING 1 1/4" WIDER THAN BIFOLD DOORS AND FRAME HEIGHT 81.5".

MISC.

CARBON MONOXIDE ALARMS TO BE HARDWIRED AND WITHIN 5M OF EACH BEDROOM IN EVERY SUITE AND INTERCONNECTED TO ALL FLOORS. CARBON MONOXIDE ALRAMS TO CONFORM TO CSA 6.19

Neither Java Designs nor the designer accept responsibility for the following:
-information provided on existing buildings or site.
-Conformity of plans to site.
-errors or omissions.
-Any house built from these plans.

CUSTOMER: FOURWAY PROPERTIES Plan #:

ADDRESS:

SCALE : 1/4" = 1' 0" | FOUNDATION AND CROSS SECTION

DATE: SEPT.7, 2010

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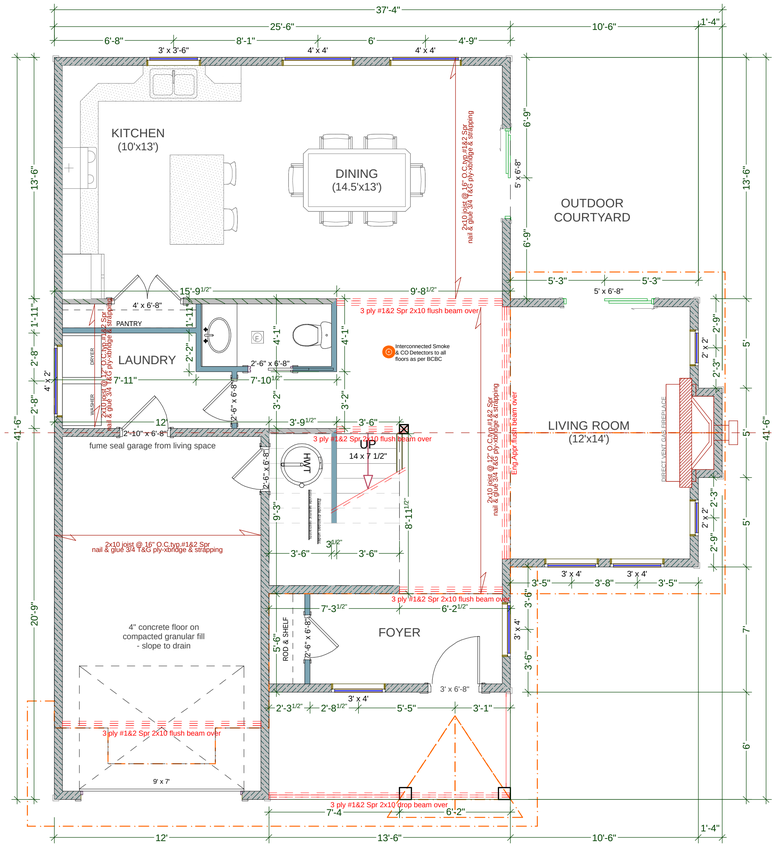
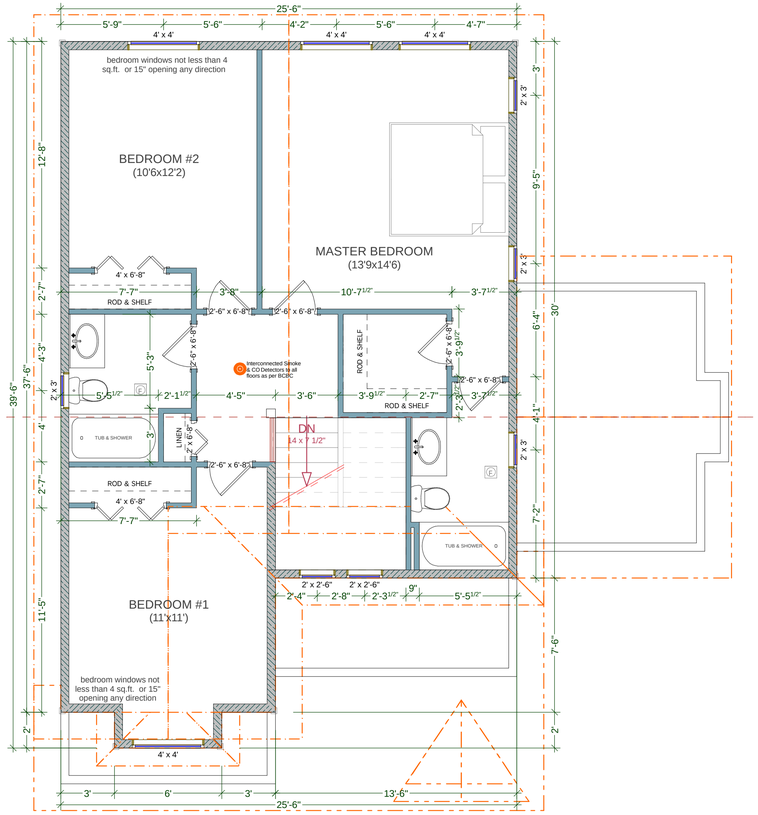


MAIN FLOOR PLAN (8'-0 3/4" WALLS)

SCALE: 1/4" = 1' - 0"

MAIN FLOOR AREA: 892 Sq Ft

GARAGE AREA: 249 Sq Ft



UPPER FLOOR PLAN (8'-0 3/4" WALLS)

SCALE: 1/4" = 1' - 0"

UPPER FLOOR AREA: 805 Sq Ft

CUSTOMER: FOURWAY PROPERTIES	Plan #:
ADDRESS:	
SCALE : 1/4" = 1' 0"	FLOOR PLANS
DATE: SEPT.7, 2010	

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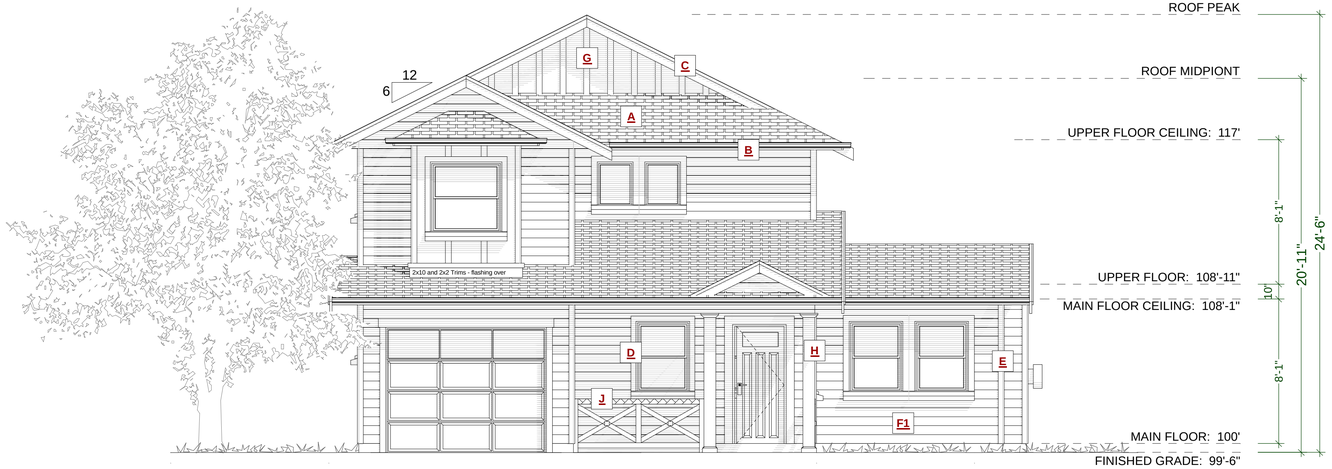
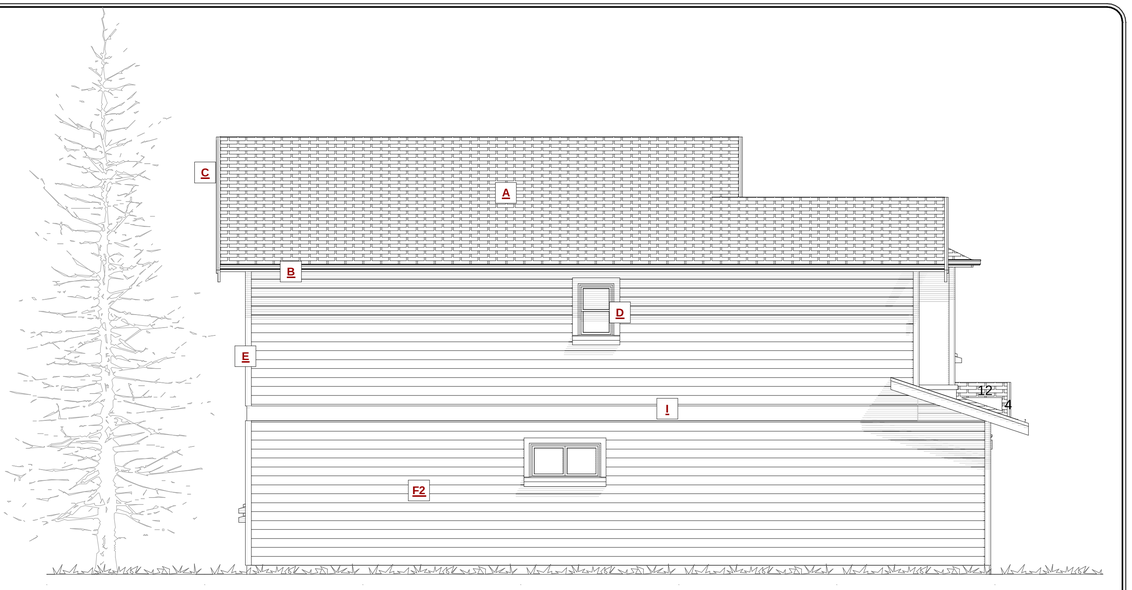
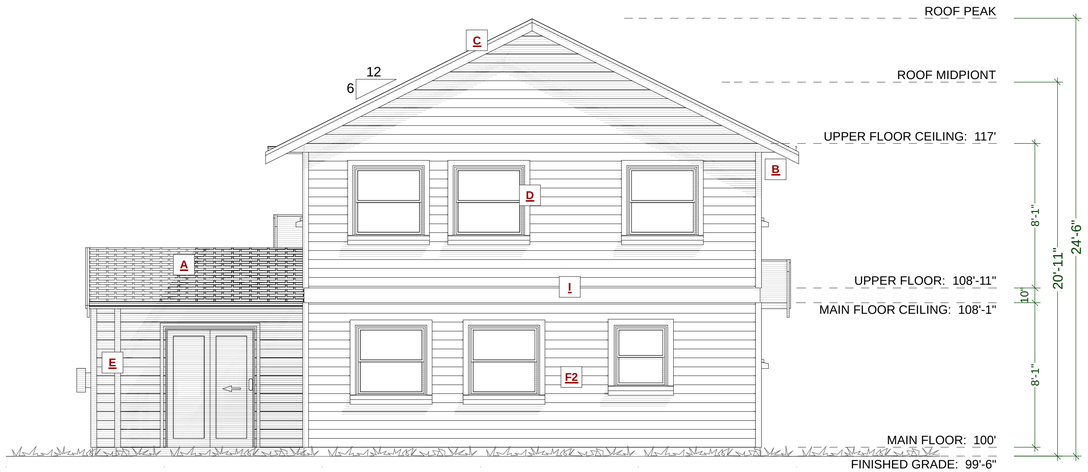


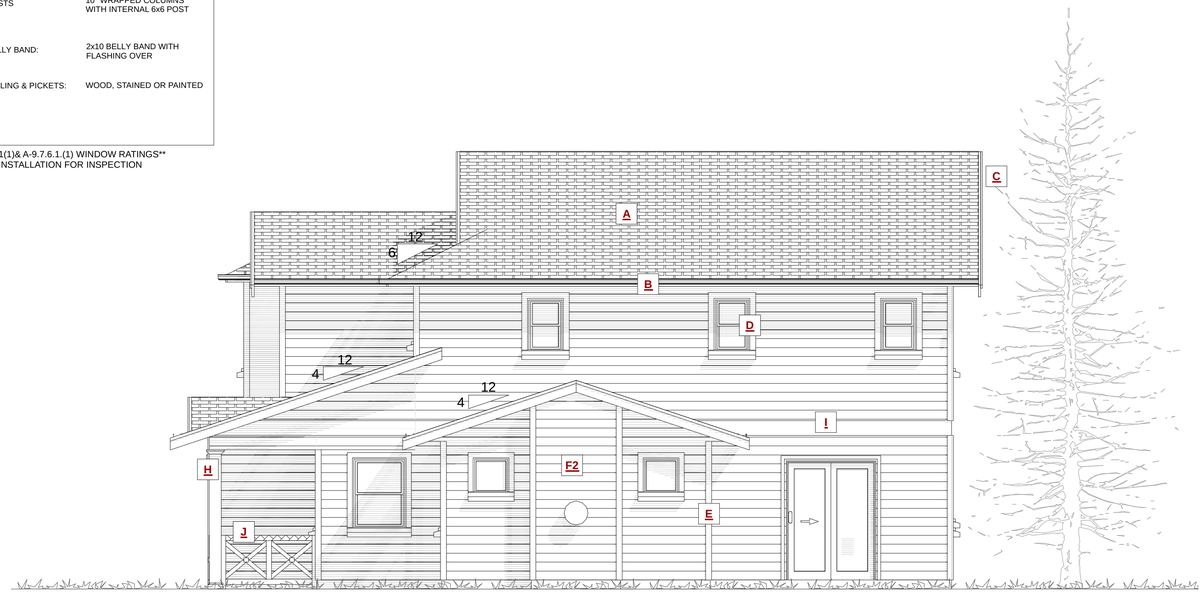


EXTERIOR FINISHES SCHEDULE

A	ROOFING:	LAMINATED FIBREGLASS ASPHALT ROOFING	F2	WALL FINISH: **EXCEPT FRONT WALLS)**	VINYL SIDING TO MATCH HARDI PLANK SIDING
B	GUTTER & SOFFIT:	CONTINUOUS ALUMINIUM GUTTER AND SOFFITS , OVERHANGS AS PER FLOOR PLANS	G	GABLES:	HARDI BOARD WITH 1x4 BATTONS @ 16" O.C. - RAIN SCREEN AS PER BCBC
C	BARGE BOARD:	2x8 BARGE BOARD WITH 1x2 TRIM AT TOP - PAINTED	H	POSTS	10" WRAPPED COLUMNS WITH INTERNAL 6x6 POST
D	WINDOW & DOOR TRIM:	1X4 TRIM BOARDS - PAINTED	I	BELLY BAND:	2x10 BELLY BAND WITH FLASHING OVER
E	CORNER TRIM:	1x4 CORNER BOARDS- PAINTED	J	RAILING & PICKETS:	WOOD, STAINED OR PAINTED
F1	WALL FINISH: **(FRONT WALLS ONLY)**	HARDI-PLANK SIDING LAPPED TO 6" EXPOSURE			

** ALL WINDOWS TO COMPLY WITH B.C.BLDG. CODE 2006 9.7.2.1 (1) b, A-9.7.2.1(1)& A-9.7.6.1.(1) WINDOW RATINGS**
("A,B,C, & F")MUST BE CLEARLY LABELED ON ALL WINDOWUNITS UPON INSTALLATION FOR INSPECTION





CUSTOMER: FOURWAY PROPERTIES
Plan #:
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ELEVATIONS
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